



**2008/2009 Consolidated
Annual Performance Evaluation
Report (CAPER)**
on the
Department of Housing and Urban
Development Grant Programs
CDBG, HOME, and ESG

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- PR03 – CDBG Activity Summary for Grantee
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Appendix B –HUD Forms:

- Form HUD 40107 HOME Program Annual Performance Report
- Form HUD 40107-A HOME Match Report

Appendix C – Public Notice/Proof of Publication

- Notice of Public Review Period

Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

This Consolidated Annual Performance Report (CAPER), covering the period from July 1, 2008 to June 30, 2009, represents the fourth of the five-year period in the 2005-2010 City of Chula Vista Consolidated Plan.

This annual performance report describes activities that were undertaken during FY 2008-09, using Federal funds granted to the City of Chula Vista by the Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), including the HOME American Dream Down Payment Initiative (ADDI), and Emergency Shelter Grant (ESG) Programs. For Fiscal Year 2008-2009 grant funds available for CDBG, HOME, ADDI, and ESG programs totaled \$2,968,527.

The HUD-funded activities covered in this report primarily benefited low-income and moderate income residents and lower-income communities within the jurisdiction, and addressed affordable housing, homeless, and non-housing community development needs. These activities met the following objectives: (1) created suitable living environments; (2) provided decent affordable housing; and (3) created economic opportunities. Outcomes included: (1) availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low- and moderate-income people, including persons with disabilities; (2) new or improved affordability through creation or maintenance of affordable housing; and (3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low- and moderate-income persons or by removing slums or blighted areas.

General Questions

1. **Assessment of the one-year goals and objectives:**
 - a. **Describe the accomplishments in attaining the goals and objectives for the reporting period.**
 - b. **Provide a breakdown of the CDP formula grant funds spent on grant activities for each goal and objective.**
 - c. **If applicable, explain why progress was not made towards meeting the goals and objectives.**

The following is a summary of the accomplishments, breakdown of CDP formula grant funds spent for each goal and activity made during the reporting period under each objective identified in the 2005-2010 Consolidated Plan. The City of Chula Vista also incorporated performance measurements into the (CAPER).

Performance Measurements

The City of Chula Vista funded the projects listed in Table 1 as a means to achieve the specific priorities and objectives established in the Consolidated Plan for 2005-2010 as well as the annual goals for FY 2008-09. These activities were intended and ultimately benefited primarily low-income and moderate-income residents within the City, and addressed affordable housing, homeless, and non-housing community development needs. These activities met three objectives and three outcomes, detailed below:

- **Objectives:** 1) create suitable living environments; 2) provide decent affordable housing; and, 3) create economic opportunities.
- **Outcomes:** 1) availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low/moderate-income people, including persons with disabilities; 2) new or improved affordability through creation or maintenance of affordable housing; and 3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low/moderate-income persons, or by providing services that sustain communities or neighborhoods.

The outcomes and objectives that were achieved in 2008-2009 are included with each of the planned activities (Table 1 below). The outcomes and objectives are identified using the numbering system which ties to the Community Planning and Development Performance Measurement System developed by HUD as follows:

Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 1: Performance Measurement for Open Projects During Program Year (cont.)

Outcome/Objective Objective	Specific	Activity Number	Outcome/ Objective Code	Source of Funds	Performance Measurement (Indicator)	5-Year Goals	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Total Towards 5-Year Goal
Housing Objectives						120	0	11	42	126	2,869
5-Year Goals and Accomplishments											
Production of Affordable Housing		270	DH-2	HOME	Number of new Housing Units created	20	0	0	41	92	133
Homebuyer Assistane Program		various	DH-2	HOME	Number of Households receiving assistance		0	11	1	8	
Community Housing Improvement Loan Program		759	DH-2	CDBG	Number of Households receiving rehabilitation assistance		0	0	0	26	78
SBCS Tenant Based Rental Assistance Program		701	DH-2	HOME	Number of Households receiving rental assistance		0		16		
City Tenant Based Rental Assistance Program		663	DH-2	HOME	Number of Households receiving rental assistance	100	0		16		
Castle Park Code Enforcement		719	DH-2	CDBG	Number of Housing Units Inspected		1,872	425	309	not funded	2,606
Administration of Rehabilitation Loan Program		579	DH-2	CDBG	Number of Households receiving rehabilitation assistance		0	0	0	20	20
Administration of the Homebuyer Program		578	DH-2	CDBG	Number of Households receiving assistance		0		16	0	16
Administration of the Rental Assistance Program		577	DH-2	CDBG	Number of Households receiving rental assistance		0		16	0	16
Homeless Objectives						100	320	553	519	866	2,258
5-Year Goals and Accomplishments											
Ecumenical Council -Interfaith Shelter		743	SL-1	CDBG	Number of Homeless Persons receiving improved services		not funded	not funded	34	14	48
S.B.C.S. - Thursday's Meal		744	SL-1	CDBG	Number of Homeless Persons receiving improved services	100	300	309	176	501	1,286
S.B.C.S. - Casa Nueva Vida		767 and 768	SL-1	ESG	Number of Homeless Persons receiving improved services		20	244	309	351	924
Special Needs Objectives						100	599	350	2,815	1,539	5,303
5-Year Goals and Accomplishments											
Program		745	SL-1	CDBG	receiving improved services		31	not funded	35	98	164
Recreation-Therapeutics Program		747	SL-1	CDBG	receiving improved services	100	210	not funded	2,429	181	2,820
Chula Vista Veterans Home Support Foundation		746	SL-1	CDBG	receiving improved services		358	350	351	1,260	2,319
Public Facilities						10 Facilit.	6	0	12	4	22
5-Year Goals and Accomplishments											
2008 ADA Curb Cut Program		758	SL-1	CDBG	Number of new Units		6	0	0	0	6
2007 ADA Curb Cut Program		718	SL-1	CDBG	Number of new Units		0	0	4	0	4
2006 ADA Curb Cut Program		641	SL-1	CDBG	Number of new Units		0	0	0	1	1
Labor Council ADA Ramps		658	SL-1	CDBG	Number of new Units		0	0	4	0	4
Chula Vista Family Health Center HVAC		757	SL-1	CDBG	Number of Improved Public Facilities		not funded	not funded	not funded	1	1
Park Lighting		559	SL-1	CDBG	Number of Improved Public Facilities	10	0	0	1	0	1
Otay Recreation Center		557	SL-1	CDBG	Number of Improved Public Facilities		0	0	1	0	1
Eucalyptus Park		653	SL-1	CDBG	Number of Improved Public Facilities		0	0	1	0	1
Bay Boulevard Park Improvements		652	SL-1	CDBG	Number of Improved Public Facilities		0	0	1	0	1
Family Health Centers of San Diego HVAC		757	SL-1	CDBG	Number of Improved Public Facilities		not funded	not funded	not funded	1	1
Emerson Street Drainage		558	SL-1	CDBG	Number of Improved Public Facilities		0	0	0	1	1

Table 1: Performance Measurement for Open Projects During Program Year (cont.)

Outcome/Objective Objective	Specific	Activity Number	Outcome/Objective Code	Source of Funds	Performance Measurement (Indicator)	5-Year Goals	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Total Towards 5-Year Goal
Infrastructure Objectives		5-Year Goals and Accomplishments					0	30,508	0	12,344	42,852
First Avenue Street Project		732	SL-1	CDBG	Number of Persons benefitting from new infrastructure		0	0	0	12,344	12,344
2006 Sidewalk Project		651	SL-1	CDBG	Number of Persons benefitting from new infrastructure		0	30,508	0	0	30,508
General Public Services Objectives		5-Year Goals and Accomplishments				100	1,147	2,812	611	2,557	7,127
Chula Vista Community Collaborative Family Resource Center		752	SL-1	CDBG	Number of Persons receiving improved services		54	850	165	319	1,388
Lutheran Social Service – Project Hand		755	SL-1	CDBG	Number of Persons receiving improved services	100 combined	596	1,121	not funded	1,611	3,328
S.B.C.S.-Family Violence Treatment Program		756	SL-1	CDBG	Number of Persons receiving improved services		497	841	446	627	2,411
Youth Services Objectives		5-Year Goals and Accomplishments				500	1,297	2,271	2,009	3,422	8,999
Parks and Recreation – WizKidz Program		707	SL-1	CDBG	Number of Persons receiving improved services		78	65	60	58	261
KidCare Express III Medical Unit		740	SL-1	CDBG	Number of Persons receiving improved services		1,027	941	916	2,160	5,044
South Bay Family YMCA - Youth Prevention and Diversion		770	SL-1	CDBG	Number of Persons receiving improved services			1,263	1,031	484	2,778
S.B.C.S. – Youth Services for High-Risk Youth		751	SL-1	CDBG	Number of Persons receiving improved services	500 combined	190			523	713
Chula Vista Beacon Center – Youth Prevention and Diversion		748	SL-1	CDBG	Number of Persons receiving improved services		not funded	not funded	not funded	123	123
Boys and Girls Club – Youth Prevention and Diversion		749	SL-1	CDBG	Number of Persons receiving improved services		not funded	not funded	not funded	68	68
Chula Vista PAL – Youth Prevention and Diversion		750	SL-1	CDBG	Number of Persons receiving improved services		2	2	2	6	12
Elderly Services Objectives		5-Year Goals and Accomplishments				500	179	121	39	222	561
A.P.S. -Adult Day Health Care		741	SL-1	CDBG	Number of Elderly receiving improved services	500 combined	45	42	39	160	286
Lutheran Social Services – Caring Neighbor		742	SL-1	CDBG	Number of Elderly receiving improved services		134	79	not funded	62	275
Other Objectives		5-Year Goals and Accomplishments									
CDBG Program Administration		763 and 704	N/A	CDBG	N/A - Administration Activity	N/A					
HOME Program Administration		765	N/A	HOME	N/A - Administration Activity	N/A					
ESG-08 Program Administration		769	N/A	ESG	N/A - Administration Activity	N/A					
Fair Housing Counseling Services		808 and 733	N/A	CDBG	N/A - Administration Activity	N/A					
Regional Task Force on the Homeless		762	N/A	CDBG	N/A - Administration Activity	N/A					
Analysis for Impediments to Fair Housing		809	N/A	CDBG	N/A - Administration Activity						
Section 108 Payments		799 and 760	N/A	CDBG	N/A – Scheduled Loan Repayment	N/A					

HOUSING

Three funding Priorities are summarized below along with their corresponding accomplishments:

Priority 1: Maintain and preserve the City's aging housing stock 1,500 Housing Units (300 housing units per year).

Prior Year Accomplishments

Note: Accomplishment was met by prior year funding:

Program funding to the Code Enforcement Program and Housing Inspection programs were not provided for program year 2008-2009 as number of units assisted (1,500) were met or exceeded in 2007-2008 with the following CDBG funded programs:

Community Preservation Program - Through this program, the City conducts proactive code enforcement sweeps in order to identify and rehabilitate blighted areas in the neighborhoods.

Housing Inspection Program - The Housing Inspection Program is the City's action taken to address continuous complaints from residents about serious life, health and safety violations in multi-family housing units located within low/moderate income areas. This program proactively identifies blighted and deteriorated buildings which contain a minimum of three units and ensures the rehabilitation of housing that does not meet minimum Building and Housing Code standards.

Please refer to Performance Measurement for Open Projects Table 1

Current Year 2008-2009 Accomplishments:

In FY 2008-09 CDBG funding was provided to the following housing improvement programs:

Accomplishment 1: City of Chula Vista Community Housing Improvement Program (CHIP). During FY 2008-09, the CHIP program assisted 26 households with home improvement. Eleven grants, six loans, and nine loan/grant combinations were provided. Of the 26 households, there were 14 Hispanic, 11 White, and one Asian. In addition, 11 households were extremely- low-income (0-30 percent AMI), 12 were very- low-income (31-50 percent AMI), and 3 were low-income (51-80 percent AMI), 12 were headed by females, 20 were elderly, and 11 were disabled. Three of the households were located within the Redevelopment Area. Expenditures in FY 2008-2009 totaled \$245,544 (CDBG funds).

Accomplishment 2: Lutheran Social Services Caring Neighbor:

During FY 2008-09, the Caring Neighbors program assisted 62 households with minor home repairs. A total of \$15,878.77 (CDBG funds) was expended.

Priority 2: Provide Affordable Housing Opportunities to Low and Moderate Income Households 250 Households (50 households annually)

In FY 2008-09 HOME funding was provided to the following affordable housing opportunities programs:

Accomplishment 1: City of Chula Vista Tenant-Based Rental Assistance (TBRA). HOME funds were allocated in 2006 for implementation of a TBRA program that would assist up to 20 low-income families or individuals residing in the City. The program provides a priority preference for persons displaced by mobilehome park closure, tenants displaced as a result of condo conversion residing within the City. In FY 2008-09, this program provided rental assistance to 11 households. No supplemental funding was added to the City TBRA in FY 2008-09. Expenditures in FY 2008-09 totaled \$67,148 (HOME funds) and the program continued through June 30, 2010.

Accomplishment 2: South Bay Community Services Tenant Based Rental Assistance (SBCS TBRA). HOME funds were allocated in 2007 for implementation of a TBRA program that would assist up to 25 low-income families that coming out of transitional housing and ready for permanent housing. The program is a collaborative effort between the City and South Bay Community Services. In FY 2006-07, the program provided rental assistance to 15 households. No supplemental funding was added in FY 2008-2009. Expenditures in FY 2008-09 totaled \$174,068 (HOME funds). The program concluded in June 30, 2009.

In FY 2008-09 HOME and CDBG funding was provided to the following homebuyer programs:

Accomplishment 3: City of Chula Vista and Community HousingWorks City of Chula Vista First Time Homebuyer Assistance Program. During FY 2008-09, Community HousingWorks provided eight homeowners with City of Chula Vista homebuyer assistance. In addition, these eight homeowners were also assisted through the City's ADDI Program. A total of \$492,590 in HOME funds were utilized to assist the eight low-income households in the purchase of their first homes. In addition, \$9,000 in CDBG Housing Services funds was provided to Community HousingWorks, the City's first time homebuyer program Contractor to support the following

activities: loan processing and underwriting HOME program first time homebuyers.

Accomplishment 4: Community HousingWorks (CHW)-homebuyer assistance pre and post purchase counseling & education. During FY 2008-09, the City first-time Homebuyer Education and Counseling Program held 5 courses in the City of Chula Vista and provided benefits to 269 current residents, of which 212 (79%) were persons earning at or below 80% of the AMI. 242 current Chula Vista residents received post purchase counseling. Of the 242 persons served, 145 (60%) were persons earning at or below 80% of the AMI. Although no CDBG or HOME funds were expended, City provided in-kind support including the use of City facilities.

Accomplishment 5: South Bay Community Services –Fair Housing. City of Chula Vista contracted with South Bay Community Services to assist the City in meeting its responsibility to affirmatively further fair housing. As stated in the San Diego Regional AI, tenant/landlord dispute resolution was included in the fair housing service provider contract to ensure clients were screened for all possible impediments to fair housing choice. Expenditures in FY 2008-2009 totaled \$14,583 in CDBG funds. City of Chula Vista staff also assisted persons who faced fair housing discrimination and tenant/landlord issues.

Priority 3: Assist non-profit corporations to develop affordable housing for very low and low income households (5-year goal: 20 Housing Units (5 Housing units annually))

HOME/CDBG Funds

During FY 2008-09, an open Notice of Funding Availability (NOFA) process was made available for disbursement of HOME and CDBG affordable housing development funds. The open NOFA process encourages more housing proposals and expedites funding of housing proposals. In addition, HOME funds are available for Community Housing Development Organizations (CHDOs) to meet HUD's 15% set aside requirements. Although no funds were expended for CHDOs during 2008-2009, the City is well within HUD's CHDO reservation requirements (as of June 30, 2009 percentage reserved was 36.2%).

The following multi-family housing projects were allocated funding or underway during FY 2008-09:

Accomplishment 1: The Landings. New construction of Landings I a 92 multi-family rental housing project in Eastern Chula Vista community of Windingwalk (\$1,155,000 HOME funds) for large families. All three bedroom units come with a two car garage. Construction of Landings I started in January 2008 and was completed

in January 2009. All 92 units are restricted to households earning at or below 60% of the Area Median Income (AMI) for 55 years. In FY 2008-2009 Expenditures totaled \$1,100,000 (HOME funds). 5 ADA accessible Section 504 units were added as a result of this project.

Accomplishment 2: Windingwalk. New construction of Landings II a 143 multi-family rental housing project in Eastern Chula Vista community of Windingwalk (\$2,400,000 HOME funds) for large families all three bedroom units with a two car garage. Construction of Landings II is scheduled to begin in the winter of 2009 and scheduled to be completed by winter 2010. All 143 units are restricted to households earning at or below 60% of the Area Median Income (AMI) for 55 years. There were no expenditures during 2008-2009.

Low and Moderate Income Housing Fund

Accomplishment 3: Los Vecinos. New Construction of award winning Los Vecinos 42-unit multi-family rental housing project in Western Chula Vista \$5,680,000 in Redevelopment Low Moderate Income Housing Fund for families with 1, 2, and 3 bedroom units was completed in December 2008. All 42 units are restricted to households earning at or below 60% of the Area Median Income for 55 years. Expenditures totaled \$5,680,000 from the City's Low and Moderate Income Housing fund. The final 10% retention payment was made on May 19, 2009.

HOMELESS

<p><u>Priority:</u> Continue to support programs offering transitional housing opportunities for homeless families and individuals</p>

Accomplishment 1: South Bay Community Services Casa Nueva Vida. During FY 2008-09, ESG funds were distributed in one contract, as follows: South Bay Community Services in Chula Vista received \$83,949 for shelter operations and Essential Services. All contracts were committed by July 1, 2008 and will be fully expended in accordance with ESG critical deadlines cited at 24 CFR 576.35. ESG expenditures in FY 2008-09 totalled \$83,769. The Casa Nueva Vida program served an average of 351 homeless persons.

Accomplishment 2: South Bay Community Services Thursday's Meals During FY 2008-2009, CDBG funds provided nutritious and nourishing meals to 300 unduplicated low and moderate income homeless and needy people in the City of Chula Vista at various sites throughout Chula Vista. CDBG expenditures in FY 2008-2009 resulted in meals to 501 unduplicated homeless persons and totaled \$10,000.

Accomplishment 3: Lutheran Social Services Project Hand.

During FY 2008-2009, CDBG funds provided emergency basic food staples and other hygiene items to Chula Vista residents income homeless families and individuals who are in need and who cannot afford to buy them due to lack of funds. CDBG expenditures in FY 2008-2009 resulted in 1611 unduplicated clients served including homeless persons and totaled \$6,518.

Accomplishment 4: Ecumenical Council of San Diego Interfaith Shelter Network.

During FY 2008-2009, CDBG funds provided nighttime shelter to 12-15 case managed homeless guests for two weeks each, providing nightly meals, showers, and other services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay. CDBG expenditures in FY 2008-2009 resulted in 14 unduplicated homeless persons served and expenditures totaled \$10,264.

Community Development

Two funding Priorities are summarized below along with their corresponding accomplishments:

Priority 1: Provide Public Facilities-Continue to improve the quality of existing community facilities to serve the needs of lower and moderate income households

Accomplishment 1: Otay Recreation Center Classroom Addition

Improvements included the addition of new classrooms which resulted in the increase of services to the area residents and participants which are all low income persons. FY 2008-2009 resulted in 1926 persons served and expenditures totaled \$54,100.

Accomplishment 2: Family Health Centers of San Diego CIP Project.

This project provided funding for needed Heating Ventilation and Air Conditioning system (HVAC) ductwork and related improvements at the new Chula Vista Family Health Center at 251 Landis Avenue Chula Vista, CA 91910. Expenditures in FY 2008-09 totaled \$27,500 (CDBG funds). The project was completed September 30, 2008. A total of 537 persons received services at the Family Health Center.

Priority 2: Provide for needed infrastructure improvements in lower and moderate income target areas

Accomplishment 1: City of Chula Vista American with Disability Act (ADA) curb cut improvements. This project provided for the

construction of ADA compliant curb ramps in the low/moderate income areas of the City. In 2008/09 the design of the new ramps were completed. A portion of the funds were also provided to a non-profit organization San Diego Imperial County Labor Council for ADA curb cut project. CDBG expenditures in FY 2008-2009 totaled \$295,693 and resulted in 20 ADA Curb Ramps. A total of 15 ramps have been completed within the last four years, exceeding the City's goal of 9.

Accomplishment 2: City of Chula Vista First Avenue Street Improvement Project. Design and construction of new sidewalks were completed along First Avenue in the Castle Park Area. This area is in Census Tract 13102 with 68.5% of the residents being low moderate income. CDBG expenditures in FY 2008-2009 totaled \$800,000.

Accomplishment 3: Emerson Street Drainage. Project includes drainage improvements along Emerson Street in Census Tract 0131.02, which is a low to moderate income area (68.5%). A total of \$69,598 was expended during program year 2008. Project has been completed and activity is pending final draw.

Accomplishment 4: Section 108 Castle Park Area Improvements. A scheduled loan payment of \$287,032 was issued for a \$9.5million Section 108 Loan for infrastructure improvements in the Castle Park Area. This area consists of 4 census tracts including 13102, 13203, 13302, 13303 which are predominantly low-income residents.

Accomplishment 5: Norman Park Horseshoe. CDBG funds were used for the purchase of new horseshow pits and to rebuild and/or expand the trash enclosure to encourage recycling and allow for green waste disposal. The project is located at the corner of F Street and Del Mar Avenue (census tract 12302 block group 01). CDBG expenditures during 2008-2009 were \$0.00. Project was completed in 2007-2008 with total expenditures of \$9,541.91.

Accomplishment 6: Hilltop Park Lighting Improvements. This project will provided lighting for a walking trail pathway and the parking lot. This area is located in census tract 13301. The added lighting increased security and visibility of the area. CDBG expenditures through 2008-2009 include \$145,382.32.

The following are a list of projects capital improvement projects that are currently underway and Community Development Block Grant funds were drawn during fiscal year 2008-2009. Most projects are nearing completion. However, projects not completed in fiscal year 2009-2010 may be reprogrammed to shovel ready projects.

IDIS	Project Description	Funded Amount	Total Amount Drawn (various fiscal years)	Balance
488	Castle Park District Formation	\$50,000.26	\$9,141.26	\$40,859.00
489	North Broadway Basin	\$381,949.00	\$326,846.37	\$55,102.65
559	Park Lighting Improvements	\$154,799.32	\$145,382.32	\$9,417.00
652	Bay Boulevard Improvements	\$20,500.00	\$5,500.50	\$14,999.50
653	Eucalyptus Park	\$85,200.00	\$80,388.84	\$4,811.16

Non-Housing Community Development Needs

Priority: Continue to fund public services at the federally mandated 15% cap.

Special Needs Services

Accomplishment 1: Charles Cheneweth Foundation Community Access Program. Provide individuals challenged by severe and profound disabilities with events and activities while providing extensive care and transportation services in order to venture out into their community. CDBG expenditures in FY 2008-2009 totaled \$9,139.51 and resulted in 98 unduplicated disabled persons served.

Accomplishment 2: Chula Vista Veterans Home Shower Access Chairs and Sling Lifter. Partial funding for the purchase of rehabilitation equipment to further services offered at the Chula Vista Veteran's Home. The following item was purchased: A wheelchair Access Hi-Low Tilt. CDBG expenditures in FY 2008-2009 totaled \$3,500 and resulted in 1,260 unduplicated disabled persons served.

Accomplishment 3: City of Chula Vista - Recreation Community Re-entry. The program provide children, teens and adults with developmental or physical disabilities with the opportunity to enjoy recreational fieldtrips in their community. They will enhance their social skills, communication, safety awareness, leisure awareness and most importantly their independence when out in the community. CDBG expenditures in FY 2008-2009 totaled \$17,936 and resulted in 181 unduplicated disabled persons served.

General Public Services

Accomplishment 1: Chula Vista Community Collaborative-Family Resource Center Self Sufficiency Program. The purpose of the CDBG funded program is to provide Chula Vista Community residents with advocacy services, referral services, and support services to increase a family's ability to lead productive and self sufficient lives. The Chula Vista Community Collaborative will assess families requesting services from the Beacon Family Resource Center and will connect families to needed services, through referrals, advocacy, and follow up. CDBG expenditures in FY 2008-2009 totaled \$35,000 and resulted in 319 unduplicated persons served.

Accomplishment 2: South Bay Community Svcs. Family Violence Treatment Program. Provide therapeutic, counseling and crisis services to adult and child victims and perpetrators of family violence, through strengths-based assessments; treatment planning; age-appropriate group and individual counseling for children; victim support groups; crisis intervention; and SAFE Paths program for Chula Vista children and members of their families who are dealing with issues pertaining to interfamilial child sexual molestation. CDBG expenditures in FY 2008-2009 totaled \$34,000 and resulted in 627 unduplicated persons served.

Accomplishment 3: City of Chula Vista - Recreation WizKidz Program. Provide after-school activities for elementary school children. The program will operate at Otay Recreation Center Monday through Friday throughout the school year. The program will also offer scheduled and supervised activities designed to be educational and healthful. CDBG expenditures in FY 2008-2009 totaled \$4,679.73 and resulted in 58 unduplicated persons served.

Accomplishment 4: Family Health Centers of S.D. KidCare Express III Medical Unit. Provide primary healthcare services to low income, medically underserved children and families in Chula Vista and work in partnership with the Chula Vista Elementary School District, local social service agencies and public housing facilities to provide services to the most vulnerable families. By removing financial and transportation barriers, KidCare Mobile Medical Unit ensures that Chula Vista families get the healthcare they need, when they need it. CDBG expenditures in FY 2008-2009 totaled \$27,000 and resulted in 2160 unduplicated persons served.

Accomplishment 5: Chula Vista Beacon Center-Youth Prevention and Diversion. Provide a bilingual, culturally appropriate Prevention and Diversion Program for at-risk children, youth, and families in the community that includes prevention, intervention, and supportive services. The services shall include the following

components: Provide preparation workshops to Chula Vista youth seeking employment opportunities. Assist at risk youth with one-on-one mentioning needed to seek employment, job searches, employment applications, resumes and other activities to facilitate employment opportunities, outreach the program to Chula Vista youth who are working age, and provide services for youth referred to the Prevention and Diversion Program for at Risk Youth by the several agencies. CDBG expenditures in FY 2008-2009 totaled \$7,783 and resulted in 123 unduplicated persons served.

Accomplishment 6: South Bay Community Svcs. Prevention and Diversion Project. Provide area youth with the services, support and opportunities they need to lead healthy and productive lives. SBCS, along with subcontractors will provide services to area at-risk youth before, during and after school, designed to increase healthy protective behaviors and decrease risk factors that lead to law enforcement or social service involvement. Expenditures in CDBG expenditures in FY 2008-2009 totaled \$39,550 and resulted in 523 unduplicated persons served.

Accomplishment 7: Adult Protective Svcs. South Bay Adult Day Health Care. Provide transportation services to and from the South Bay Adult Day Health Care Center for disabled seniors and other disabled adults who are in danger of institutionalization without Center services. CDBG expenditures in FY 2008-2009 totaled \$11,000 and resulted in 160 unduplicated persons served.

Accomplishment 8: Chula Vista Police Activities League. Provide Scholarships to income eligible participants of the Chula Vista Police Activities League's Youth Prevention and Diversion program for At Risk Youth who are enrolling at Southwestern Community College located in Chula Vista. CDBG expenditures in FY 2008-2009 totaled \$5,000 and resulted in 6 unduplicated persons served.

Accomplishment 9: South Bay YMCA Youth Prevention and Diversion. Provide a range of recreational and educational activities year around, including before, during, and after school to assist youth in developing healthy lifestyles and productive lives including the following activities: Aquatics, Day Camping, Family Life, Health Enhancement, Child Care, Leadership Development, Social Services, and Sports and Skill Development. CDBG expenditures in FY 2008-2009 totaled \$29,854 and resulted in 484 unduplicated persons served.

Accomplishment 10: Chula Vista Boys and Girls Club Youth Prevention and Diversion. Provided a bilingual, culturally appropriate Prevention and Diversion Program for at-risk children, youth, and families that includes prevention, intervention, and

supportive services. Services included the following components: 9 weeks of summer day camp for youth that leads to improved social skills, active skills, self esteem, and lifetime skills. CDBG expenditures in FY 2008-2009 totaled \$14,411.91 and resulted in 68 unduplicated persons served.

Note: Lutheran Social Services Caring Neighbors Program, Lutheran Social Service Project Hand, and Thursday's Meals are reported in the Housing and Homeless Priority.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City continues to provide a high level of customer service to its Subrecipients and to Chula Vista residents accessing programs funded by the Department of Housing and Urban Development. The City grant administrators monitor projects to ensure federal funds are being spent on a timeline basis and meet the regulatory requirements.

3. Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice.**
- b. Identify actions taken to overcome effects of impediments identified.**

The February 2005 Regional Analysis of Impediments to Fair Housing Choice (AI) identifies seven region-wide impediments to fair housing choice and specific public policy impediments within each jurisdiction. The region-wide impediments relate to the following:

1) Insufficient fair housing education and outreach; 2) personal credit history and financial management factors; 3) lack of housing choice and discrimination toward persons with disabilities; 4) lack of widespread testing for lead-based paint hazards; 5) lack of collaboration by local fair housing agencies; 6) differences in fair housing reporting formats among jurisdictions and lack of quantifiable goals and accomplishments; and 7) variable fair housing services within the City of Chula Vista, including regular audits and tenant/landlord dispute resolution services.

Chapter 8 of the AI also lists various public policies, zoning provisions, and development regulations in each jurisdiction that may affect the range of housing choices. City of Chula Vista public policies viewed as potential impediments to fair housing choice include: 1) land use designations with either very low or no minimum density requirements; 2) zoning that does not expressly permit transitional housing or emergency shelters; and 3) lack of established zoning or planning procedures to accommodate housing for persons with disabilities.

The following are some of the strategies recommended in the February 2005 AI report to Impediments over the five-year period: 1) improved and targeted fair housing education and outreach; 2) counseling on maintaining good credit and financial management; 3) expansion of a variety of housing sizes and types to accommodate persons with disabilities and seniors; 4) regional pooling of funds for development of lists of Americans with Disabilities Act compliant apartments; 5) required lead-based paint testing for homebuyer and residential rehabilitation programs; 6) increased collaboration among fair housing providers; 7) uniformity of fair housing reporting; 8) regionally consistent fair housing services, including tenant/landlord dispute resolution; and 9) regional fair housing audits. The AI report also recommends that all San Diego County jurisdictions consider amending their policies and regulations to address the various potential impediments identified in the report. It is suggested that this could be done as part of each jurisdiction's General Plan Housing Element update. The AI report was forwarded to the City's Planning and Building Department review and consideration.

Many of the region-wide strategies were addressed in FY 2008-2009 as part of the CDBG Fair Housing Administrator contract for affirmative fair housing services. Recommendations for collaboration among City of Chula Vista entitlement jurisdictions and expanded regional fair housing activities were implemented by actions of the Fair Housing Resource Board (FHRB). Please refer to Appendix A for a list of actions taken in FY 2008-09 to address impediments identified in the AI.

In Fiscal Year 2008-2009 planning began to update the existing 2005-2010 San Diego Regional Analysis of Impediments to Fair Housing Choice. A contract was awarded to Veronica Tam and Associates to update the existing AI for 2010-2015.

Lastly in Fiscal Year 2008-2009 the City of Chula Vista issued a Request for Proposals/Qualification for Fair Housing Services with the primary goal to Affirmatively Further Fair Housing in accordance with the Fair Housing Act (42 U.S.C. 3601-20), as well as §570.601(a), which sets forth the City's responsibility to affirmatively further fair housing in the City of Chula Vista. The contract was awarded to South Bay Community Services (SBCS). SBCS is a non-profit organization established in 1991 with a focus on affordable housing and economic development. SBCS provides a continuum of housing services for low-income and special needs populations and is currently serving as a sub-contractor for the County of San Diego to provide fair housing services to parts of the South Bay region serving residents of Lincoln Acres, Coronado, Imperial Beach, and to Section 8 and Public Housing participants in the County's jurisdiction. They are a long standing contractor and subrecipient of the City of Chula Vista having worked on a variety of projects and programs. SBCS is qualified and

dedicated to meeting the fair housing requirements for Chula Vista. In June 2009, SBCS met with owners of City's thirty (30) mobile home park to discuss fair housing issues and provided the owners with guidance on how to comply with the Fair Housing Act including reasonable accommodation requests. SBCS will continue to provide education to City of Chula Vista residents and owners including providing resources on its website.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The City is continuing in its effort to remove obstacles to meeting under-served needs throughout the community. Chula Vista has made a commitment to budget CDBG funds at the maximum allowable for public service activities to offer citizens much needed programs and services in the area of literacy, job training, youth activities, senior services, violence prevention, meals for the homeless, and health care assistance for low-income families.

Proposals for community improvements and public services are received from community-based organizations, and City departments, and the highest priority proposals are recommended for inclusion in the Annual Funding Plan.

For FY 2008-09, Chula Vista allocated \$296,065 close to the maximum allowable for public service activities. Of the \$296,065, \$281,514.79 was disbursed. The remaining funds will be re-allocated to new eligible projects.

The main obstacle to meeting all the identified community needs is lack of funding. A total of \$358,245 of requests for public improvement and public services for CDBG projects were received during the 2008-2009 CDBG application period.

Affordable rental housing needs are primarily addressed through the City's NOFA process, a process that was opened for the receipt of proposals at any time during the year. The Open NOFA encourages a maximum number of affordable housing proposals.

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.**
- b. How Federal resources from HUD leveraged other public and private resources.**
- c. How matching requirements were satisfied.**

City staff, in its funding applications, emphasizes to applicants the need to leverage federal funds. These efforts have been fruitful and

projects funded under CDBG, HOME, and ESG have substantially exceeded accomplishments that could be achieved from federal funds alone. Although there is no official match requirement in the CDBG program, in most cases, other funds, such as private funds received through donors or fund raising activities, commercial loans, Gas Tax funds, non-federal funds, are used to supplement and defray project costs.

The following funding sources leverage the HUD Community Planning and Development (CPD) funds:

Federal Programs

Rental Assistance Program (Section 8 Housing Choice Voucher Program): The Section 8 Housing Choice Voucher Program provides almost \$85 million annually in tenant-based rental assistance for very low-income households residing in privately owned rental units. Program participants typically pay between 30 to 40 percent of their monthly-adjusted incomes for rent and utilities. The Housing Authority of the County of San Diego (HACSD) administers the program in the City of Chula Vista and issues the assistance payments directly to the landlords on behalf of the assisted households.

Supportive Housing Program (SHP): SHP provides grants to improve the quality of existing shelters and transitional housing, and increases the availability of transitional housing facilities for the homeless. SHP is the primary program supporting transitional housing for the homeless. The County's, (that includes Chula Vista service providers) 2008 Continuum of Care application totaled approximately \$5.3 million in funding. SHP grant totaled approximately \$5.3 million.

Mortgage Credit Certificate (MCC) Program: The City of Chula participates in the San Diego Regional MCC Program, developed and administered by County Department of Housing and Community Development, provides home purchase assistance to low- and moderate-income first-time homebuyers with income at or below 115% of the State Median Income. Homebuyers receive a federal income tax credit equal to 20% of the annual interest on their mortgage loan. The County's program includes the City of Chula Vista. Certificates were provided to 2 low- and moderate-income households in FY 2008-09, 1 of which was issued to a household at or below 80% of the regional median income.

State Programs

California Department of Housing and Community Development (State HCD): State HCD administers a number of programs that provide funds that can be combined with other federal and local funds.

Low-Income Housing Tax Credits (LIHTC): Federal and State tax credits are used by developers of multi-family housing in return for reserving a portion of the development for moderate-, low-, and very low-income households at affordable rents. These Federal and State tax credits are allocated by the State based on a priority scoring system. Over the years, several non-profit organizations, assisted with City Program funds, have received LIHTC funds. City will continue to encourage organizations to apply for and utilize these funds consistent with the 2005-2010 City of Chula Vista Consolidated Plan.

Mental Health Services Act (MHSA): The passage of Proposition 63 (MHSA) in November 2004, provides the first opportunity in many years for the State Department of Mental Health to provide increased funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of revention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system. It is anticipated that the MHSA housing funding will be leveraged with the City of Chula Vista's housing programs.

Cal-HOME Program: This State grant of releases a Notice of Funding Availability each year through a competitive application process that provides funds for mortgage assistance to low-income first-time homebuyers. These funds would be used to supplement HOME funds and would be disbursed in conjunction with the City's Homebuyer Assistance Program. In June 2008, City of Chula Vista submitted an application for \$1,000,000 in Cal-Home Mortgage Assistance grant. City received notification on September 30, 2008 that the grant application was unsuccessful. The City will continue to submit grant applications to leverage its HOME and CPD funds.

The California Housing Finance Agency (CalHFA): CalHFA supports the needs of renters and first-time homebuyers by providing financing and programs that create safe, decent and affordable housing opportunities for individuals within specified income ranges. Established in 1975, CalHFA was chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds. The bonds are repaid by revenues generated through mortgage loans, not taxpayer dollars.

State of California Multi-family Housing Program (MHP): This program provides permanent financing for affordable multi-family housing development, in the form of low-interest loans to developers for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. City of Chula Vista's

Landings I affordable housing project received MHP funds during fiscal year 2008-2009.

State of California Emergency Housing Assistance Program (EHAP): This program funds emergency shelters, transitional housing, and services for homeless individuals and families. EHAP funds operating costs and support services through grants. Capital development funding is structured as forgivable loans.

Local Programs

Redevelopment Low-Income Housing Set Aside Funds: City of Chula Vista leverages available federal funds with City redevelopment low-income housing set-aside funds. The City of Chula Vista Redevelopment Agency, created in accordance with California Community Redevelopment Law, the City has two primary project areas which consist of smaller sub-areas: Merged Bayfront/ Town Center I and Merged Chula Vista Project Area. The Redevelopment Agency has established a Low- and Moderate-Income Housing Fund for both project areas.

City Density Bonus Programs: The City's density bonus program is administered by the City of Chula's Vista Redevelopment and Housing (City RH). City RH administers the occupancy requirements as they relate to eligible income and rent requirements for units developed under these programs. In conformance with State Density Bonus Law, these programs establish provisions by which densities may exceed those set by the City General Plan or further described in a specific plan if the developer reserves some or all of the proposed units for various periods of time for low-income families, seniors, and households with disabled persons.

Inclusionary Housing

Private Resources/Financing Programs

Conventional Lending Industry: Banks have participated in providing conventional loans for development of affordable rental units. The banking industry is also active in providing first-time homebuyer assistance in conjunction with State and federal programs.

Local Initiatives Support Corporation (LISC): LISC helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones. By providing capital, technical expertise, training and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.

Federal Home Loan Bank Community Investment Fund: Grants and loans are made through the Federal Home Loan Bank System, with more than 200 member savings and loan associations. Loans are made through member banks to sponsors of affordable housing and other community revitalization and development activities.

c. How matching requirements were satisfied.

HOME Match: Please refer to Appendix B, HOME Match Report, HUD Form 40107-A. Note: The City has excess match from prior years due in part to the development of “like” HOME projects including several inclusionary housing developments and Redevelopment Housing Projects.

ESG Match: The City’s ESG grant is small (\$88,169 in FY 2008-09); therefore, it is matched far in excess of the required minimum amount (100%). South Bay Community Services Casa Nueva Vida program annual program costs are about \$265,358 in operations annually. South Bay Community Service’s eligible match contribution is \$129,315 which exceeds the \$1 to \$1 match requirement for ESG.

CDBG Match: CDBG grant funds do not require matching funds. However, funding applications included funds that are leveraged.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Monitoring for the City of Chula Vista is directed toward programmatic, financial and regulatory performance. The primary objects are to ensure that all sub-recipients:

- Comply with pertinent regulations governing their administrative, financial, programmatic operations;
- Achieve their performance objectives within schedule and budget; and,
- Assess capabilities and/or any potential needs for training or technical assistance in these areas.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. As such, the City of Chula Vista monitors and evaluates its sub-recipients, CHDO’s, and CBDO’s as part of the pre-award assessment. Evaluation of the nature of the activity, proposed plan for carrying out the activity, the organization’s capacity to do the work, and the possibility of potential conflicts of interest are within the pre-award assessment.

After awards have been made Quarterly Progress reports are required of each sub-recipient, which must be current prior to approval of any request for reimbursement of expenditures. In addition to the Quarterly Progress reports, annual monitoring is conducted to ensure compliance with federal regulations. Agreements made with sub-recipients encourage uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided throughout the year, in addition to the City's annual Subrecipient training.

During FY 2008-2009, the City CDBG Program met the CDBG expenditure standard by the deadline of April 30, 2009. On April 6, 2009, the City's balance of unexpended funds equaled 1.17 (unadjusted) and 1.38 adjusted for the current program year, meeting the HUD-required CDBG cap requirement of 1.5.

During FY 2008-09, the City HOME Program met the two-year commitment and five-year expenditure requirements by the deadline of July 31, 2009.

During FY 2008-2009, the ESG Program also met HUD requirements for commitment and expenditure of funds. ESG recipients are required to obligate all ESG amounts within 180 days of the date of the grant award made by HUD, and must expend all of the grant amounts within 24 months of the date of the grant award. All contracts were awarded by July 1, 2008.

CDBG housing and community development projects implemented during FY 2008-09 addressed the needs and objectives set out in the 2005-2010 Consolidated Plan. CDBG funds were distributed between activities supporting: community development, housing development, residential rehabilitation, public services, and administration. Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate-income persons during FY 2008-09. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

Citizen Participation

1. Provide a summary of citizen comments.

A Notice was published in the Star News on September 4, 2009, to announce the availability of the FY 2008-2009 City of Chula Vista Consolidated Annual Performance and Evaluation Reports (CAPER) for public review and allow a 15-day period (September 7, 2009 through September 22, 2009) to receive comments. The CAPER, including the IDIS List of Activities Report, Grantee Performance Report (GPR),

Summary of Consolidated Plan Projects, Summary of Community Development Accomplishments Report, Financial Summary Report, and this Narrative Report, was available for citizen review. The performance reports will also be made available to City Council and to community residents during the Fall 2009 Public Hearing to start off the 2010-2011 CPD Program Application Period. At this City Council public hearing provides the public with an opportunity to review and discuss FY 2008-09 accomplishments. No public comments were received during the 15-day public comment period.

- 2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

CDBG:

The CDBG entitlement for FY 2006-07 was \$1,973,771. In addition, FY 2008-09 \$287,032.73 CDBG program income was received. The total amount of funds committed for all CDBG activities in FY 2008-09, including prior year carryover funds, was \$2,527,336.85 as of July 1, 2008. The total expenditures for FY 2008-09 were \$3,416,027.59. Of the \$3,416,027.59 expended in FY 2008-09, \$211,601.88 was from program income. Therefore, net expenditures for FY 2008-09 were \$3,204,425.70. FY 2008-09 sources of program income from the CDBG Program include: City of Chula Vista Rehabilitation Program (\$287,032.73). CDBG funds are distributed throughout the City of Chula Vista. The CDBG eligible census tracts are mainly on the Western side of Chula Vista. No specific census tracts received a concentration of the CDBG funds.

HOME:

HUD allocated \$906,587 in HOME funds to the City for FY 2008-09. During FY 2008-09 HOME there was no program income received. Approximately 10% of the HOME entitlement (\$89,949) was allocated to administer the program. The remaining \$816,638 was allocated for production of affordable housing. The total amount of funds committed for all HOME activities in FY 2008-09, including prior year carryover funds, was \$3,238,796.50 as of July 1, 2009. The total expenditures for FY 2008-09 were \$1,248,648.32. The

City of Chula Vista allocated \$7,048 in ADDI funds to the City for FY 2008-09. HOME and ADDI funds are distributed throughout the City of Chula Vista. Each year an effort is made to distribute HOME funds throughout the City. No specific census tracts received a concentration of the HOME funds.

ESG:

During FY 2008-09, City of Chula Vista received \$88,169 in ESG funding, of which \$4,400 was allocated for ESG program administration. No program income was generated under the ESG Program. The total amount of funds committed for all ESG activities in FY 2008-09, including available prior year carryover funds, was \$88,169 as of July 1, 2008. The total expenditures for FY 2008-09 were \$88,169. ESG funds were distributed to a sole subrecipient South Bay Community Services for short term transitional housing operations and essential services in Chula Vista.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Institutional Structures: There were no changes in the institutional structure as described in the five-year Consolidated Plan. **Intergovernmental Cooperation:** The structures identified in the five-year Consolidated Plan continue to act as coordinating organizations for strengthening cooperation among the various affordable housing development agencies. The City continues to be a leader in the region in affordable housing.

The City of Chula Vista participates in intergovernmental activities that include the Regional Task Force on the Homeless, Regional Continuum of Care Council, San Diego Association of Governments, Plan to End Chronic Homelessness, South Bay Homeless Advocacy Coalition, Mortgage Credit Certificate Program, Fair Housing Resources Board, Regional Assessment of Impediments to Fair Housing Choice, and coordination of the interagency CDBG/HOME Coordinators.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

To ensure compliance with HUD program requirements, the City holds annual mandatory training sessions for non-profit Subrecipients that implement funded activities. The training

provides information related to project implementation, procurement and contracting, applicable regulations, and financial management. Project managers are made aware of local, State, and federal regulations that apply to these programs and are provided with a copy of HUD's training materials including Playing by the Rules. In addition, City grant administrators provide ongoing technical assistance to subrecipients of all entitlement programs throughout the year. All contracts funded by CDBG, HOME, and ESG specify monitoring, inspecting, and reporting requirements. Monitoring requirements vary by funding source. Each year, the City monitors a select number of projects that are identified based on high-risk and special circumstances.

During FY 2008-09, affordable rental projects were monitored by reviewing of Semi-Annual Progress Reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and property maintenance documents. In addition, staff conducts onsite file reviews and unit inspections to ensure compliance with the local housing codes as well as HUD's Housing Quality Standards.

Community development and public facility and infrastructure improvements were monitored by review of claims and supporting documentation, on-site file review, and an occasional onsite visit of the project.

Homeless programs were monitored by review of claims and supporting documentation, onsite file review, and unit inspections to ensure compliance with the local housing codes as well as HUD's Housing Quality Standards.

Home repair loan program and homebuyer assistance programs were monitored through certification. The process of certification includes database queries, mailing certification notices to all outstanding loans, and verifying owner occupancy.

2. Describe the results of your monitoring including any improvements.

During FY 2008-09, City staff monitored various CDBG, HOME, and ESG Subrecipient projects. The monitored projects were funded through the following programs, in whole or in part: CDBG (16), HOME (15), ESG (1) and Density Bonus (2). No major problems have been noted. Technical Assistance was provided to each subrecipient, contractor, or affordable housing developer and were provided with resources to better manage their projects.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

Over the years, the entitlement programs have helped to solve various neighborhood and community problems. The CDBG Program has funded various community development projects to focus funds in geographic areas with concentrations of lower-income people and where there are deficiencies in public improvements and facilities.

Because each community has a unique set of conditions and priorities, recommendations for funding are based on each community's needs. In addition, physical revitalization improves the quality of life for residents in the targeted communities. In addition, over the years, the City NOFA process has funded several projects that further the development of affordable housing. Such projects included acquisition, rehabilitation, and new construction of housing partially financed with loans under the HOME Program. The City's NOFA projects have made visible improvements to various communities in the City's jurisdiction as well as surrounding areas.

All affordable housing projects are highly encouraged to enroll in the City's successful Crime Free Prevention Program.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Progress is steady in meeting the priority needs and objectives outlined in the five-year Consolidated Plan. Please refer to the activities described previously in the Performance Measurement Section (page 1) and under Housing Objectives and Community Development Objectives for detailed information on activity status.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Progress is being made in meeting the priority needs and objectives outlined in the five-year Consolidated Plan. Please refer to the activities described previously in the Performance Measurement Table on Page 1 and under the Housing section on Page 3.

d. Indicate any activities falling behind schedule.

Progress is steady in meeting a majority of the priority needs and objectives outlined in the five-year Consolidated Plan. City staff continually meets with Subrecipients and City Departments to

ensure slower moving projects are completed timely and do not affect the City expenditure requirements (i.e. 1.5 April 30th test).

e. Describe how activities and strategies made an impact on identified needs.

The focus on housing affordability and the revitalization of the redevelopment areas has made an impact on identified needs. Housing development projects, homeownership assistance programs, infrastructure improvements, and construction and improvement of neighborhood facilities have improved the lives of residents in the targeted communities and have created a better living environment in areas that are predominately low-income.

f. Identify indicators that would best describe the results.

The HUD indicators that would best describe the results of the City's entitlement-funded activities include the number of persons assisted, amount of money leveraged, number of affordable units, years of affordability, number of households previously living in subsidized housing and number of beds created. The City tracks these indicators in HUD's Integrated Disbursement and Information System (IDIS), as well as other HUD-defined indicators, by activity.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Over the past several years, housing prices in the City of Chula Vista have decreased, while incomes remain relatively stable. In addition, the main obstacle to meeting all the identified community needs, including housing, is lack of funding. Limited funds are available through the entitlement programs and annual allocations continue to shrink. Needs are far greater than available resources.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

Major goals identified in the five-year plan are on target. CDBG, ESG, and HOME funds are approved by the Chula Vista City Council prior to the start of each program year in order to expedite expenditures and keep program goals on target.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

No major adjustments have been implemented as a result of our experiences during the reporting period. The City of Chula Vista continually monitors its progress and makes minor adjustments as necessary to keep the projects moving and to keep expenditures on target.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The City of Chula Vista has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The County of San Diego's lead-based paint hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education. The overall lead poisoning program is administered through the County of San Diego, Department of Health Services (DHS).

The City also has in place a loan/grant program to assist homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP); however, the City utilizes Low and Moderate Income Housing Funds for this purpose.

As part of the City's First-time Homebuyers Program, Tenant Based Rental Assistance Program, and Residential Rehabilitation Program, lead-based paint hazard evaluation and remediation is incorporated into these programs as follows:

Owners are provided with information regarding: 1) Sources of LBP, 2) Hazards and Symptoms, 3) Blood Lead Level Screening, 4) Precautions, 5) Maintenance and Treatment of LBP Hazards, 6) Tenant and Homebuyer responsibilities prior to rehabilitation loan/grant approval, the homeowner read and sign a copy of information received. In addition, the City's Building and Safety Department checks for signs of LBP when inspecting for code violations and physical condition of the properties being assisted, and abatement should occur based on federal guidelines pertaining to the amount of assistance given.

The City is interested in applying for the next round of Lead Hazard Protection grant funds that are available. The Environmental Health Coalition is supportive of the City's interest in obtaining grant funds.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

The following actions were taken during FY 2008-2009 to foster and maintain affordable housing:

- Co-hosted a foreclosure prevention workshop in conjunction with the Housing Opportunities Collaborative.
- Co-Hosted HUD-approved first-time homebuyer classes at City of Chula Vista facilities.
- Developed and utilized an Affordable Housing Agreement for all new housing developments occurring in Chula Vista. This agreement stipulates that 10 percent of the total dwelling units in a new development must be set-aside for low and moderate income households. This inclusionary housing requirement is strongly supported by the City Council and has made it possible for affordable units to be co-mingled with market-rate units in all areas of the City.
- Continued the Community Housing Improvement Program (CHIP). The purpose of this program is to assist low income households rehabilitate their existing home. Both single-family and mobile homes are eligible to receive assistance.
- Completed the Landings I project in January 2009. This included 92 extremely low and very low-income rental units for large families.
- Continued the City Administered Tenant-Based Rental Assistance Program (TBRA), assisting 11 households utilizing \$67,148 in HOME funds. Program participants were provided with an additional 24-months of rental assistance.
- Continued the South Bay Community Services Tenant-Based Rental Assistance Program (TBRA), assisting 15 households utilizing \$174,067.50 in HOME funds. Program ended June 30, 2009.
- Allocated and appropriated HOME funds to the Landing II 143-unit (11 HOME funded) affordable housing project for low income families.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner

households comparing actual accomplishments with proposed goals during the reporting period.

- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.**

Please refer to the General Section under the Housing Section.

Public Housing Strategy

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.**

The City of Chula Vista consulted with the Housing Authority of the County of San Diego concerning consideration of the local public housing agency (PHA) needs and planned program activities.

The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 121 units. They are all managed by Terrantino Property Management and were recently upgraded to meet ADA and Section 504 compliance. These public housing units include:

- Dorothy Street Manor – 22 low income family units
- Melrose Manor – 24 low income family units
- Town Centre Manor – 59 low income senior/disabled units
- L Street Manor – 16 low income family units

Improvements to the Public Housing stock were carried out in FY 2008-09 with funding from the HUD Capital Fund. Among these improvements, included upgrades in lighting and flooring, installation of air conditioning and security doors, repairs to water damaged units, and fumigation.

Public Housing and Resident Initiatives: In 2002, the HACSD established a Public Housing Resident Advisory Board (RAB) for the four conventional Public Housing developments. The RAB meets twice a year to discuss program issues and recommendations for the Agency and Capital Plans. The RAB, comprised of Public Housing and Section 8 Housing Choice Voucher Program participants, has a revolving membership. Applications to become a member of the RAB are included with annual eligibility packets. In addition to the RAB meetings, a special Capital Plan meeting open to all Public Housing

residents is held once a year and a Public Housing team meets weekly to discuss Public Housing issues. In 2003, the Housing Authority was awarded a \$100,000 Resident Opportunities and Self-Sufficiency (ROSS) Elderly Grant. The program was designed to provide seniors and persons with disabilities with education and access to information that will improve their ability to obtain needed support services that foster dignity and promote independent living. The recipients of the ROSS-Elderly Grant were the Public Housing residents at TownCentre Manor located in Chula Vista. The ROSS Elderly grant expended a total of \$87,022.74 before the grant term expired on March 6, 2006. The HACSD applied for a new ROSS Elderly grant in August 2007 in order to continue funding services for the residents at TownCentre Manor. In 2005, the HACSD was awarded its first Resident Opportunities and Self-Sufficiency (ROSS) Family grant. The program was designed in collaboration with the University of California San Diego to provide educational services that include: parent education sessions that teach parents how to ensure their child's success in the school system, personalized academic coaching, and an educational enrichment program that encourages reading and writing for young children. The current grant will expire in July 2008. In July 2007, the HACSD applied for a new ROSS grant to continue the educational programs started under the 2005 grant and to hire an Education and Employment Coordinator. If awarded, the Education and Employment Coordinator would work with families to increase their earnings, would coordinate Life Skills workshops, and would teach skills such as budgeting, financial literacy, and the importance of satisfactory credit scores.

In 2004, the HACSD in collaboration with ACCESS Inc., an organization funded through the Work Force Investment Act, opened a 12-station computer literacy center at its Dorothy Street Public Housing complex. The computer-learning center continues to provide on-site literacy instruction to adults and youth residing in the County's Public Housing and other County-funded affordable housing complexes. In July 2006, the computer-learning center closed due to funding modifications within ACCESS Inc. The center reopened in January 2007, in a limited capacity, in conjunction with ROSS Family activities. Staff from the University of California San Diego opened the center on a limited basis in order to tutor students.

In 2003-2007, HACSD continued to apply for other funds to assist residents including the Resident Opportunities and Self-Sufficiency (ROSS) Family Grant. In addition, the HACSD also offers scholarships to Public Housing residents who are attending a 2-year or 4-year college or vocational training. For 2008-2009 school year, \$13,750 in scholarships were awarded to 15 students.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

The most evident market constraints on the provision of adequate and affordable housing are land costs, construction costs, and access to financing. The City and individual cities have little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market constraints. Major governmental constraints to affordable housing development include land use policies governed by the General Plan; zoning and development codes and development and planning fees imposed by the City; and growth management policies. Periodic community and subregional plan updates are now part of the City planning process and these incorporate Housing Element data, regional shared goals, and vacant land survey information into the review process. The City's General Plan Vision 2020 was adopted on December 15, 2005 (GP 2020) and is a key document that expresses the City's vision, and is a key document that guides and underlies decisions made about the City's future.

The Housing Element is part of the comprehensive general plan update, GP 2020, for the entire City. The City's ability to provide land that meets its housing needs is dependent upon GP 2020 land use designations. This element was written to provide long-range policy direction consistent with the GP 2020 planning horizon, combined with short-term implementing programs for the current, five-year housing element cycle. Because the provision of adequate housing sites is dependent upon the GP 2020 Land Use Element, a key Housing Element program is developing zoning consistent with its land use designations.

City fees are determined by the cost to the City for processing permits. These permit processing fees are a full-cost recovery system with the intention that the developer (rather than the City) bears the cost of processing required applications. The costs of these permits are often passed on to the consumer in the form of higher housing prices. However, the City has taken steps to reduce the costs of processing residential building permits.

The 2005-2010 Housing Element for the City of Chula Vista contains an inventory of vacant residential sites. The Element shows that there are adequate residential sites designated at appropriate densities to accommodate the City's share of the regional housing need. Policy 1 of the Housing Element avows the City's commitment to facilitate affordable housing development by continuing to identify adequate

sites with appropriate zoning, development standards, and adequate public infrastructure and services.

Policy 11 of the 2005-2010 Housing Element for the City of Chula Vista affirms pro-active implementation of the County's density bonus programs in order to facilitate the development.

Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments.

Although the City has made substantial efforts in recent years to reduce time and costs required for processing permits, the consideration and resolution of complex issues involved in some developments can be costly.

The City of Chula Vista will continue to collaborate with non-profit organizations in the development of affordable housing. In order to achieve this objective, City of Chula Vista Housing Element policies have been recommended to make financial resources available to non-profit entities. The City of Chula Vista Housing Element contains policies to guide the development of affordable housing and housing for all segments of the population. The "City of Chula Vista Housing Element 2005-2010" can be obtained from the City of Chula Vista Redevelopment and Housing 276 Fourth Avenue Chula Vista, CA 91910.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. **Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**

Please refer to the activities described in the Performance Measurement for Open Projects During Program Year Table 1

Note: During the fiscal year 2008-2009 the City exhausted the amount of ADDI and HOME funds available for various affordable housing activities. The Department of Housing and Urban Development is ending the ADDI program in 2009.

2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

Please refer to Appendix B.

3. HOME MBE and WBE Report

- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

The City does not have any activity to report under the Minority Business Enterprises and Women's business Enterprises requirement. Please refer to Appendix C.

4. Assessments

- a. Detail results of on-site inspections of rental housing.
- b. Describe the HOME jurisdiction's affirmative marketing actions.
- c. Describe outreach to minority and women owned businesses.

On-site inspections of rental housing: During FY 2008-09, affordable rental projects were monitored by review of Semi-Annual Affordable Housing Reports (SAAH) that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and property maintenance documents that are submitted to the department annually. In addition, staff conducted on-site file reviews and unit inspections to ensure compliance with the Housing Quality Standards and Local City Code requirements.

During FY 2008-09, the City of Chula Vista desk monitored all affordable housing projects and monitored all projects in accordance with HOME, CDBG, and ESG regulations. Of the projects monitored in FY 2008-09, no major problems have been noted.

Affirmative Fair Housing Marketing Program: Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to available housing without regard to race, color, national origin, sex, religion, familial status, or disability. To do this, the City has contracted with South Bay Community Services to serve as its Fair Housing Program Administrator. South Bay Community Services has is also a Fair Housing Program Administrator for the County of San Diego Housing Authority Public Housing and Section 8 program participants.

Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. South Bay Community Services also administers and monitors all City fair housing efforts, including the City's Affirmative Fair Housing Marketing Program. This program requires that all housing developers prepare a marketing plan. South Bay Community Services counsels owners on items needed to be included in the plans and reviews and approves the plans.

During FY 2008-09, 4 Affirmative Fair Housing Marketing Program plans were submitted to the South Bay Community Services and none were submitted to the City of Chula Vista.

Minority/Women's Business Outreach: The City of Chula Vista has a minority outreach program for projects funded by the entitlement programs within its jurisdiction that ensures the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women. Certain procedures are in place during contracting and project implementation to assure that minority business enterprises and women business enterprises are used when possible in the procurement of property and services. These include encouragement of contracting with minority and women's businesses written into all bid packages and published notices soliciting contractors for work on HUD-funded community development projects, as well as statements in the Notices of Funding Availability for affordable housing development. In addition, informational materials are distributed at the Subrecipient Training Workshops held each year for non-profit organizations.

The City of Chula Vista also includes Section 3 provisions of the Housing and Community Development Act of 1968 in both its NOFAs to all housing sponsors and in any contracts using CDBG or HOME funds. Subrecipient training workshops also cover the requirements of Section 3 for those receiving federal funds.

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

For the last few years, the City has allocated Community Development Block Grant (CDBG) funds to South Bay Community Services (SBCS) for youth and family support services and housing services. Located in Chula Vista, SBCS offers assistance to persons who are "near homeless" through coordination of available services and financial resources and counseling in such matters as financial management and family support.

For FY 2008-09, Chula Vista continued to support services geared toward the addressing the needs of the homeless population including:

- **South Bay Community Services-Thursdays Meals** was provided \$10,000 of CDBG funds for hot meal service.
- **South Bay Community Services-Casa Nueva Vida I** was awarded \$83,769 through the Emergency Shelter Grant program, to support the operation of the Casa Nueva Vida which provides services in Chula Vista. These services aim at homeless families, most of them victims of domestic violence. They aim to develop a comprehensive strength-based family assessment, after which together they develop a treatment plan so the clients can work to re-establish self-sufficiency and end their homelessness. Funds are used for operating and essential costs including child care and bus vouchers.
- **The Regional Task Force on the Homeless** was given \$1,000 to help support homeless research, distribution of homeless information, and homeless referral services. The RTFH operates a unique (HUD mandated) Homeless Management Information Systems that allows services agencies to track homeless client information through a central database.
- **Interfaith Shelter Network** was awarded \$10,350 to operate eight south bay congregations provide nighttime shelter to 12-15 case managed homeless guests for two weeks each, providing nightly meals, showers, and other services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay.
- **Lutheran Social Services** was awarded \$7,380 to provide food and items to City families and individuals including the homeless.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

The actions to help homeless persons make the transition to permanent housing and independent living including having clients access various resources including:

- Accessing viable employment opportunities that are central to the prevention of homelessness available South Bay Career Center.
- Local agencies, government resources, and higher education institutions coordinate job training and employment placement services, including services for the general homeless, veterans, youth, and disabled citizen. Southwestern Community College, Housing Authority of the County of San Diego, Regional

Occupational Program, and Work Force Partnership all provide services to emergency shelter and transitional housing clients.

- Participation in the San Diego County's Regional Continuum of Care Council which maintains coordination and collaborative efforts within the region, to improve communication and provide updated and accurate information on services and resources available for at-risk families and individuals. Liaisons to a variety of community forums assist in coordinating the efforts of the RCCC with other local efforts. The RCCC advises local providers of available resources, and continues to engage in efforts to preserve affordable housing units in the community.
- Participation in the South Bay Homeless Advocacy Coalition
- Assisting with Certifications of Consistency for Super Nofa Applications.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

The following federal resources were obtained from the Homeless Super NOFA 2008: Renewal of the following SHP projects that serve Chula Vista residents: Casas de Trancision, FOCUS (partially funds Chula Vista project), and Trolley Trestle Transitional Housing Program. Total SHP Super Nofa funding \$492,128.00.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Viable employment opportunities are central to the prevention of homelessness. Local agencies, government resources, and higher education institutions coordinate job training and employment placement services, including services for the general homeless, veterans, youth, and disabled citizens. Many entities provide employment-related training and job search assistance. Geographically dispersed one-stop career centers offer free training and job placement. Many agencies provide job assistance to homeless participants through coordinated case management. In addition, the County continues to promote a "Work First" model, which links individuals to appropriate resources for securing employment and foster career building.

Housing Authorities in the region play a pivotal role in assisting individuals with housing challenges by providing rental assistance,

first-time homebuyer programs, and housing rehab programs. Additionally, each authority administers HUD monies related to Shelter Plus Care and Section 8, and links individuals to various programs and resources related to housing obtainment. Numerous pamphlets and information are published and distributed to individuals and to agencies that serve the homeless as another effort to assist in the prevention of homelessness by providing reliable consistent resources for securing housing opportunities.

The Regional Task Force on the Homeless serves as a clearinghouse for information on homeless resources. This source is also used to maintain and disseminate an updated annual user-friendly manual that describes, in detail, facilities and services for homeless persons throughout San Diego County. Several organizations provide rental and mortgage assistance for families experiencing a financial emergency that could jeopardize their housing stability.

Providers in San Diego County's Regional Continuum of Care Council maintain coordination and collaborative efforts within the region, to improve communication and provide updated and accurate information on services and resources available for at-risk families and individuals. Liaisons to a variety of community forums assist in coordinating the efforts of the RCCC with other local efforts. The RCCC advises local providers of available resources, and continues to engage in efforts to preserve affordable housing units in the community.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

ESG grants support a segment of the Continuum of Care activities including transitional housing, and essential services. Programs target includes victims of domestic violence. During the reporting year, outreach efforts of agencies participating in the San Diego RCCC consisted of identifying and engaging chronic homeless persons and families at risk who have not been able to access emergency shelters, emergency housing, and services. Efforts also included targeting those who resist such assistance, which can be identified as both proactive and responsive activities. The RCCC's ongoing outreach plan coordinates efforts focusing on all regions of the County, as well as very specific identified areas where homeless individuals might be residing.

Emergency shelter beds within the County Continuum include 476 seasonal and overflow emergency shelter beds. Of these, the majority

serves persons with disabilities and other subpopulations. Coordination activities throughout the Continuum of Care help to ensure a smooth transition from emergency to transitional housing.

During this reporting period, transitional housing helped provide 160 year round beds to an array of subpopulations within the City of Chula Vista.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

- a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**

Please refer to the activities described in the Performance Measurement for Open Projects During Program Year Table 1

Please note that the Homeless Needs Table identifies numbers from all Continuum of Care activities, which includes ESG activities and the CDBG-funded Thursday's Meals and Interfaith Shelter Network.

The goal of the ESG program is to fund services that address various causes of homelessness, including lack of supportive services, insufficient income, and lack of affordable housing. During this reporting period, the goal was to serve an estimated 90 persons. The goal was exceeded, as 144 persons were served during the reporting period. In conjunction with providing transitional housing, ESG funds also leverage support services for special needs clients. Along with essential services, goals included provision of case management, childcare, and bus vouchers. During FY 2008-09 \$83,769 in ESG funds were allocated to provide essential services, and to support operations.

In order to achieve the ESG goals, outreach to all populations is critical. Outreach to special needs populations includes street outreach and canvassing, testing and counseling services, and walk-in services at several locations for homeless persons experiencing substance abuse problems.

Street canvassing activities facilitated by local community-based agencies target persistently chronic homeless individuals. Annual Stand Down events bring together hundreds of homeless individuals and service providers to facilitate legal help, advocacy, referrals, and other opportunities to forward information on available emergency services.

3. Matching Resources

- a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

The City's ESG grant is small (\$83,769 in FY 2008-09), therefore it is matched far in excess of the required minimum amount (100%). An approximate ratio of 2:1 is achieved for the activities supported by the grant contractor South Bay Community Services. The ESG contract is matched by applicant donations, other federal, state and local funds, as well as private and foundation donations totaling \$1,096,937.

4. State Method of Distribution

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Not Applicable

5. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

Table IV: ESG Funding Cap Compliance	
Budget Category (CAP)	\$88,169
Essential Services	\$17,800
Operating Costs	\$65,969
Administration of the Grant	\$4,400
Total	\$88,169

The ESG Program did not experience any problems in collecting, reporting, and evaluating the reliability of beneficiary data. ESG Program staff continuously monitors contractor performance through the monthly claims process, through quarterly reports, and by conducting periodic site visits.

b. Homeless Discharge Coordination

6. Homeless Discharge Coordination

- a. As part of the developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to

assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

b. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort. Efforts to develop comprehensive policies and plans for discharge from public systems of care are being pursued strategically. Progress for the following public systems includes:

Foster Care

The County of San Diego's Foster Care System discharge planning protocol is in development and includes the following information and/or steps:

- Written information about the youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court;
- Anticipated termination date of court jurisdiction;
- Health plans (if not already covered by Medi-Cal);
- Legal document portfolio that includes: Social Security Card, Certified Birth Certificate, Driver's License and/or DMV identification card, copies of parent(s) death certificate(s), and proof of citizenship/residence status;
- Housing plans including referral to transitional housing or assistance in securing other housing;
- Employment or other financial support plans; and,
- Educational/vocational plans including financial aid, where appropriate.

Health Care

The County of San Diego Health and Human Services Agency contracted with the Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in six regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration.

In addition, the San Diego County Health and Human Services Agency's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services, in collaboration with private entities and the City of San Diego, organized in 2006 to improve the structural approach for prevention and response to the health care needs of homeless persons.

Mental Health

The mental health care system in San Diego County has formalized plans and protocol for low income and no income individuals. At the present time, homeless persons are eligible for a series of services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and the Network of Care Program.

Services include:

- Health Insurance Counseling and Advocacy Program (HICAP)
- NeedyMeds Program; and
- Mobile Units that provide access to care in remote locations.

The Network of Care Program offers specific information for homeless persons. The Center reduces barriers to care by providing information in seven languages. Resources are updated through the United Way 2-1-1 San Diego social service line to ensure regular updates.

Funding from the State of California Mental Health Services Act has enabled the County of San Diego to implement the approved plan and protocol for housing and services of homeless mentally ill persons, frequent users of emergency health care and persons with mental health issues exiting correctional facilities.

Corrections

Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego (SD) County Sheriff's Department. Services are summarized in the SD County Sheriff's Health & Mental Health Services Discharge Plan – form J266.

The SD County Sheriff's Department has designated staff positions as homeless liaisons, mental health specialists, and an American with Disabilities Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody.

The Mental health Psychiatric Security units of the jail (licensed by the State Department of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release. Please note that this section addresses local jails and not state or federal prisons.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
- b. **Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
- c. **Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

Please refer to Table I, Performance Measurement Table.

Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate income persons during FY 2008-09. No projects were qualified using slum and blight. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

2. Changes in Program Objectives

- a. **Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

The CDBG Program objectives have not changed during the last year. However, the City received additional funding through the Neighborhood Stabilization Program.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. **Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
- b. **Indicate how grantee provided certifications of consistency in a fair and impartial manner.**
- c. **Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

The City of Chula Vista pursued all resources that were indicated that it would pursue in the Consolidated Plan. The City of Chula Vista provided requested certifications of consistency with HUD programs, in a fair and impartial manner, for which the City indicated it would support applications by other entities. In addition, the City did not

hinder Consolidated Plan implementation by action or willful inaction. All efforts were made to operate an effective and efficient program.

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.**
- b. Indicate how did not comply with overall benefit certification.**

All CDBG funds were expended on projects that met at least one of the three CDBG National Objectives. Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate-income persons during FY 2008-09. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**

The City, at a minimum, takes the following steps to minimize direct and indirect displacement of persons from their homes:

1. Stage rehabilitation of apartment units, where possible, to allow tenants to remain in the building/complex during and after rehabilitation, working with empty units first;
2. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation;
3. Arrange for acceptable replacement units;
4. Arrange for appropriate advisory services at the levels described in 49 CFR part 24, including advanced written notice of the date and approximate duration of temporary relocation; location of a suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; and the terms and conditions under which a tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project. In addition, agencies must offer all residential displaced persons transportation to temporary replacement housing; and
5. Adopt an appeals process for those persons who disagree with the determination concerning whether they qualify as a displaced person, or the amount of relocation assistance for which they may be eligible, including the opportunity to file a written appeal of that determination with the City. A low-income person who is dissatisfied with the City's determination of his or her appeal may submit a written request for review of that determination to the HUD field office.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**

All replacement housing will be provided within three years after commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion, the County will make public, a Notice of Availability that references a project description available at the City Redevelopment and Housing (RH), and submit to RH the following information in writing:

1. Description of proposed assisted project;
2. Address, number of bedrooms, and map of location of lower-income housing that will be lost as result of the project;
3. Time schedule for start and completion of demolition or conversion;
4. To the extent known, address, number of bedrooms, and map of location of replacement housing that has been or will be provided;
5. Source of funding and time schedule for provision of replacement housing;
6. Basis for concluding replacement housing will remain lower-income housing for at least 10 years from date of initial occupancy; and,
7. Information demonstrating that any proposed replacement of housing units, that are different in size from those units lost, is appropriate and consistent with housing needs and priorities identified in the approved Consolidated Plan. To the extent that the specific location of the replacement housing and other data are not available at the time of submission, the City staff will identify the general location of such housing on a map and complete the disclosure and submission as soon as data are available.

- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

Appropriate advisory services, including reasonable advanced written notice of (i) the date and approximate duration of the temporary relocation; (ii) the address of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; (iii) the terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project; and (iv) the provisions in the Notice of Non-displacement in which persons who are not to be displaced must be provided a notice explaining the reasonable terms and conditions under which they may lease and occupy the property upon the completion of the acquisition or rehabilitation. This notice is to be

provided as soon as possible. In addition, agencies must offer all residential displaced persons transportation to temporary replacement housing. A relocation plan is prepared to conduct relocation activities.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

No economic development activities were undertaken in FY 2008-2009 involved the creation of jobs to meet the CDBG National Objective or lower-income benefit. In FY 2008-09 No Economic Development Activities were undertaken with HUD funds in response to a request from HUD.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

All activities that were deemed eligible to meet this national objective are validated through data collection to ensure that at least 51% of the beneficiaries are low or moderate income; or ADA improvement projects, therefore the nature of the project provides validation using Census Data.

- 8. Program income received**
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**
 - b. Detail the amount repaid on each float-funded activity.**
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**
 - d. Detail the amount of income received from the sale of property by parcel.**

8a. Program Income was returned to the CDBG Community Housing Improvement Program Revolving Loan fund.

The following describes FY 2008-08 CDBG program income:

- FY 2008-09 CDBG Program Income totaled \$287,032.77.
- FY 2008-09 sources of program income from the CDBG Program include: Community Housing Improvement Program (\$287,032.77);

8b. Not applicable

8c. Please refer to the response under 8a. above.

8d. Not applicable. The City of Chula Vista did not sell any CDBG-funded properties owned by the City during the reporting period.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- The activity name and number as shown in IDIS;**
- The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**
- The amount returned to line-of-credit or program account; and**
- Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

No CDBG reimbursements were made this reporting period for previous reporting period expenditures which were disallowed.

10. Loans and other receivables

- List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.**
- List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.**
- List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.**
- Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**
- Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

10a. Not applicable. There are no float-funded activities.

10b. Outstanding CDBG-funded loans include housing rehabilitation loans. There are 46 deferred loans outstanding, the balance of these loans totals \$514,203.83 as of June 30, 2009; Terms of deferred loans vary by project and funding amount.

10c. Please refer to the response under 10b. above.

10d. Not applicable. No CDBG loans have gone into default during FY 2008-09 where the balance was forgiven or written off during the reporting period.

10e. Not applicable. No properties owned by the City or its subrecipients and funded by CDBG are currently available for sale.

11. Lump sum agreements

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

Not applicable.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.**
- b. Provide the total CDBG funds involved in the program.**
- c. Detail other public and private funds involved in the project.**

During FY 2008-09, eight residential units were rehabilitated under Community Housing Improvement Program (CHIP), including one single-family unit and seven mobilehomes. CDBG funds spent during FY 2008-09 totaled \$112,922.12. The CHIP does not currently require a match of other public or private funds. Program participants may utilize other private funding to leverage the CDBG funds; however, additional funding sources are not tracked by the City.

In addition, please refer Table I, Performance Measurement table.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year.**
For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

The City is continuously exploring options to expand economic and employment opportunities for low to moderate income residents in

order to help alleviate poverty. In addition, the City supports a range of programs that to address poverty including:

- Technical assistance to develop the job training and skills
- Social Services such as legal assistance, child care, health care, transportation, housing, education, and services for the elderly and disabled who are on fixed incomes.
- Programs that serve the people who are homeless and/or are at-risk of homelessness

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Please refer to the HOME TBRA activities described in the General Section under the Housing section.

Specific HOPWA Objectives

Not applicable: The largest city in the San Diego area receives the HOPWA formula allocation to serve the needs of persons living with HIV/AIDS and their families. City of San Diego is the entitlement jurisdiction for the Housing Opportunities for Persons with AIDS (HOPWA) program, and by agreement contracts with the County of San Diego to administer the HOPWA program for the entire San Diego Region. Relevant information pertaining to the HOPWA Program can be viewed in the City of San Diego's FY 2008-2009 Annual Performance Report.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Not applicable.

Appendix “A”

IDIS Reports

Appendix "B"

HUD HOME Forms

Appendix "C"

Proof of Publication